

LOT 26
IN OR 773 PG 1310
R673929 & R673930

JOHNSON WILLIAM PRESTON
85393 BLACKMON ROAD
YULEE, FL 32097

2023

43-2N-27-4645-0026-0000



BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																		
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																				
Exterior Wall	30	VINYL 100	0800	02	1,532	116.8000	81.76	125,256	1997	2002	0	0	0	48.00	52.00	STANDARD																			
Roof Structur	03	GABLE/HIP 100	2 M/H 94+ - 100% - 1999													Heated Area: 1532										HX Base Yr 1999									
Roof Cover	03	COMP SHNGL 100	27 57 27 15 6 8 27 BAS 1998																																
Interior Wall	04	PLYWOOD 100																																	
Interior Floo	14	CARPET 70																																	
Interior Floo	08	SHT VINYL 30																																	
Air Condition	03	CENTRAL 100																																	
Heating Type	04	AIR DUCTED 100																																	
Bedrooms		3 100																																	
Bathrooms		2 100																																	
Frame	02	WOOD FRAME 100																																	
Stories	1.	1. 100																																	
Units		0 100																																	
Quality			03	Quality Level 03																															
DOR CODE			0200 MOBILE HOME																																
MAP NUM			MKT AREA										04																						
NEIGHBORHOOD/LOC			4048.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,532	100	1,532	65,133																															
TOTALS			1,532	1,532	65,133																														
EXTRA FEATURES			85393 BLACKMON RD, YULEE																																
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES																			
2	0810	CONCRETE A	0 100	0	0	243.00	SF	6.50	6.50	100	1980	1980	3	35	553																				
3	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	83	2,905																				
LAND DESCRIPTION			TOTAL OB/XF 3,458																																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV											
1	000102	C	SFR/MH	100		OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	80,000.00	80,000.00	80,000																		
REVIEW DATE 05/16/2022 BY NWA Total Acres: 0.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS																																			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0773/1310	10/10/1996	QC	U	I	07	100
GRANTOR: JOHNSON CECIL BRET						
GRANTEE: JOHNSON WILLIAM PRE						
0773/1308	10/10/1996	QC	U	I	07	100
GRANTOR: JOHNSON WILLIAM PREST						
GRANTEE: JOHNSON CECIL BRET						
BUILDING NOTES						
BUILDING DIMENSIONS						
BAS=[YR=1998] W57 S27 E15 N1 E6 S1 E8 N1 E1 S1 E27 N27\$.						